

Investment Opportunity Available in St. Charles

**1434 E. Main Street
St. Charles, Illinois**

Property Highlights

- +/- 3,000 square foot commercial house on approximately .5 acres
- Currently occupied with 4 business tenants paying a combined monthly income of \$3,525
- Zoned for business and mixed use
- Next to dense senior living complex
- Across from multiple car dealerships
- Great Main Street/Route 64 location



**2017 Population Estimate:
33,934**

**2017 HH income Estimate:
\$93,540**

**Average Daily Traffic Count at Site:
39,261 Cars**

For Sale: \$399,000

Taxes: +/- \$3.33 PSF

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